

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A CONTRACTOR'S OFFICE WITH OUTDOOR STORAGE IN A C-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 701 JUDI DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Brandon Rogers, 1 Allied Drive, Suite 1500, Little Rock, AR 72202, seeking a conditional use of land located at 701 Judi Drive to allow a contractor's office with outdoor storage, which application was duly considered and approved (7 affirmative votes; 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on November 14, 2017.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a conditional use is approved for a contractor's office with outdoor storage in a C-4 zone for the subject real property located at 701 Judi Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 7, D & B Commercial Park in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits A, B and C attached hereto.)

SECTION 2: That this conditional use shall be subject to the following:

- a) Business shall meet all applicable Federal, State, County and City requirements and codes.
- b) Hours of operation: 24 hours a day, 7 days a week.
- c) Gate to be approved by the Fire Marshal.
- d) Provide four (4) three-inch caliper street trees on the southeast cul-de-sac.
- e) Provide shrubs and three-inch caliper trees every twenty (20) feet along south fence.
- f) Landscaping on east, north and west sides of property not required.
- g) Allow six (6) foot black vinyl coated chain link fence with three strands of barbed wire (total height of seven (7) feet) along south (front) as shown in submitted drawing.
- h) Allow six (6) foot galvanized chain link fence with three strands of barbed wire (total height of seven (7) feet) on the east, west and north (sides and back) as shown in submitted drawing.
- i) Business license to be issued after Planning Staff confirmation of requirements.
- j) Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that a contractor's office with outdoor storage is compatible with other businesses and will not detract from the aesthetic appearance of the area, and that the conditional use of the above-described land is immediately necessary in order to insure the proper and orderly growth and development of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

ATTEST:

Linda Robinson
Council Member Linda Robinson *by AF*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

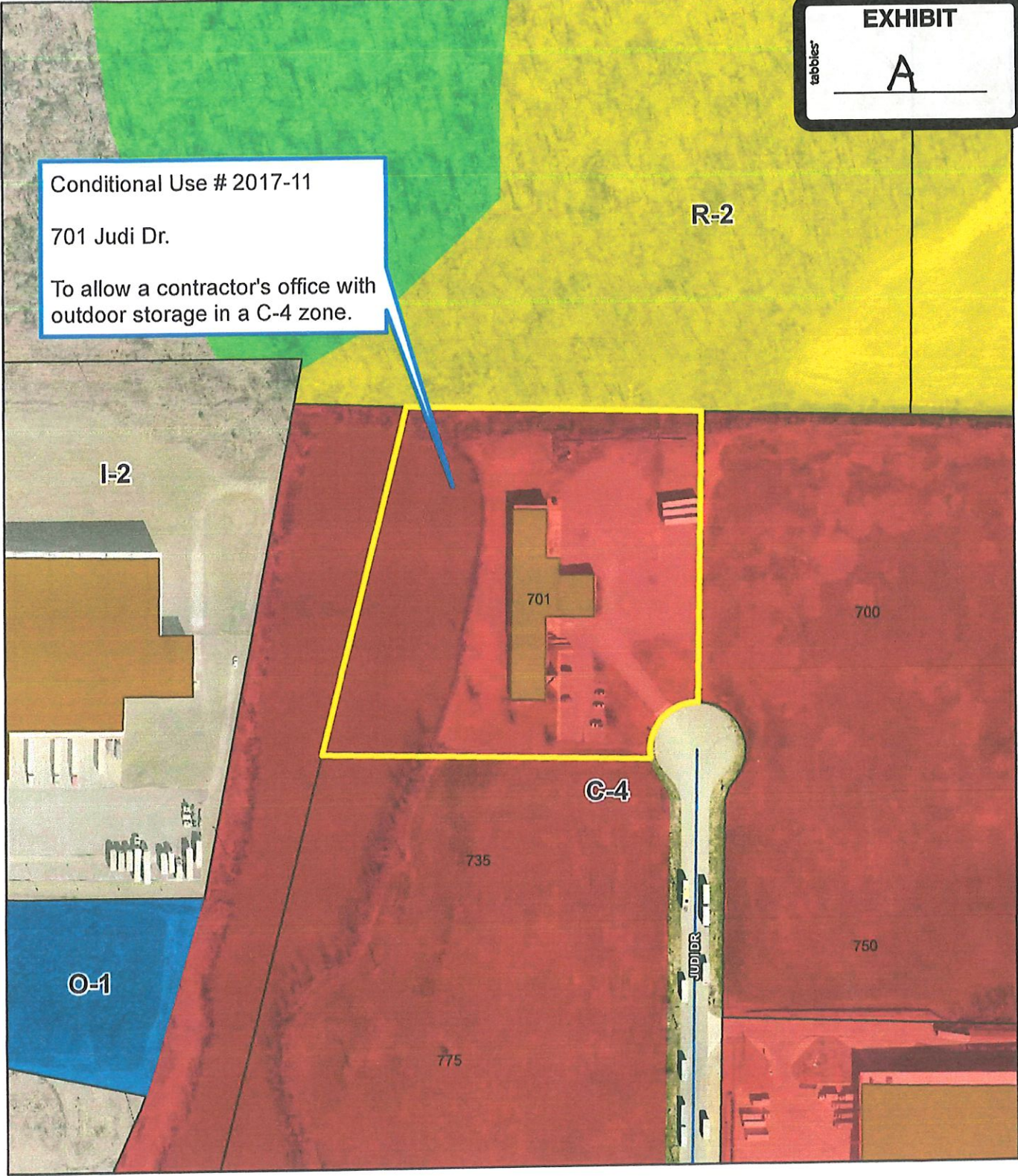
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:21	A.M.	_____	P.M.
By	City Atty Amy Fields			
DATE	12-5-17			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	Ho Thomas			

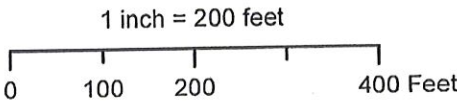
Conditional Use # 2017-11

EXHIBIT
tabbies
 A

Conditional Use # 2017-11
701 Judi Dr.
To allow a contractor's office with outdoor storage in a C-4 zone.



Zoning Map

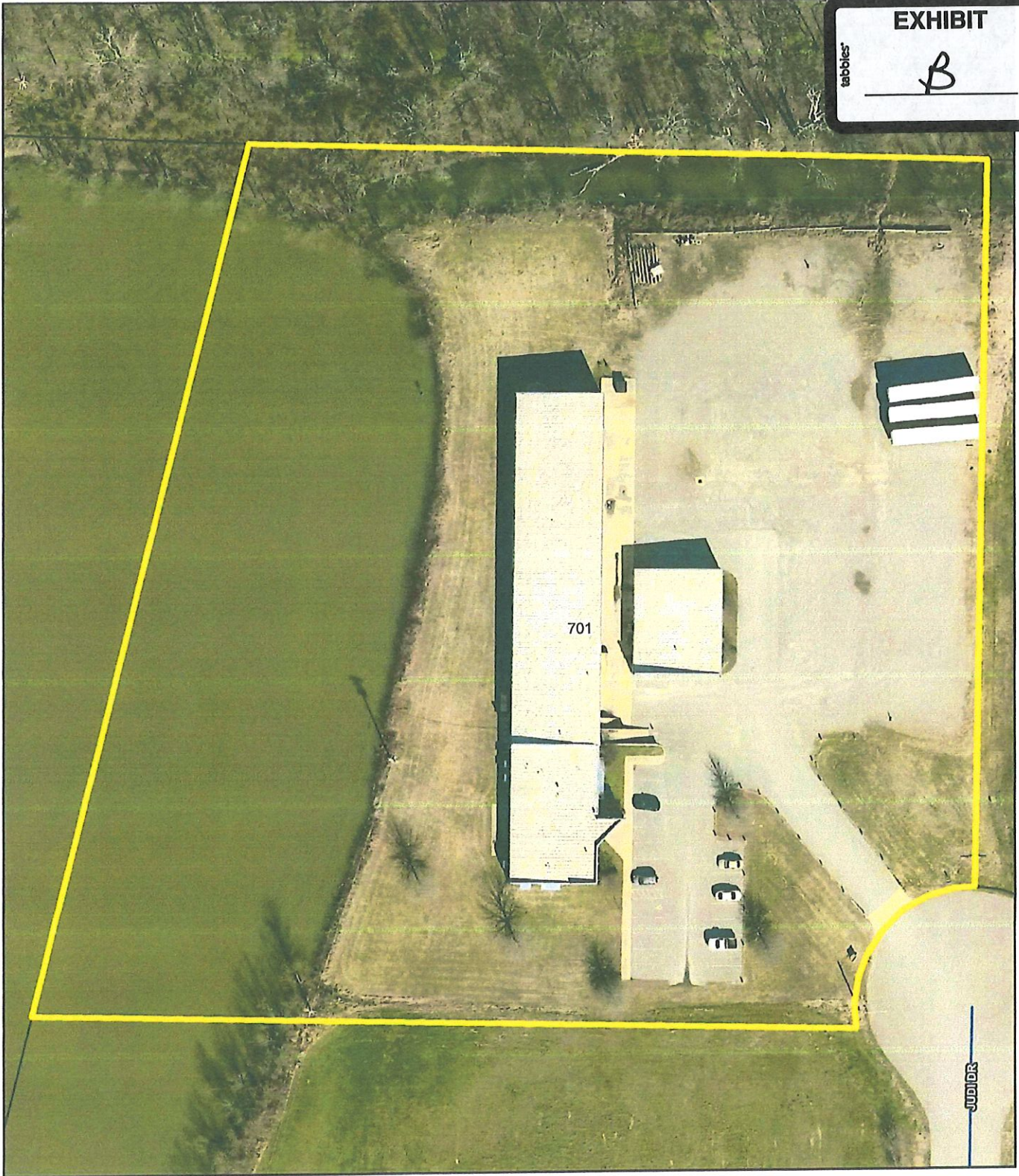


Date: 9/26/2017

Map is not to survey accuracy

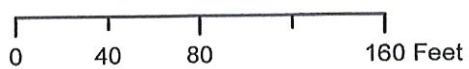
Conditional Use # 2017-11

EXHIBIT
tabbies' B



Ortho Map

1 inch = 80 feet

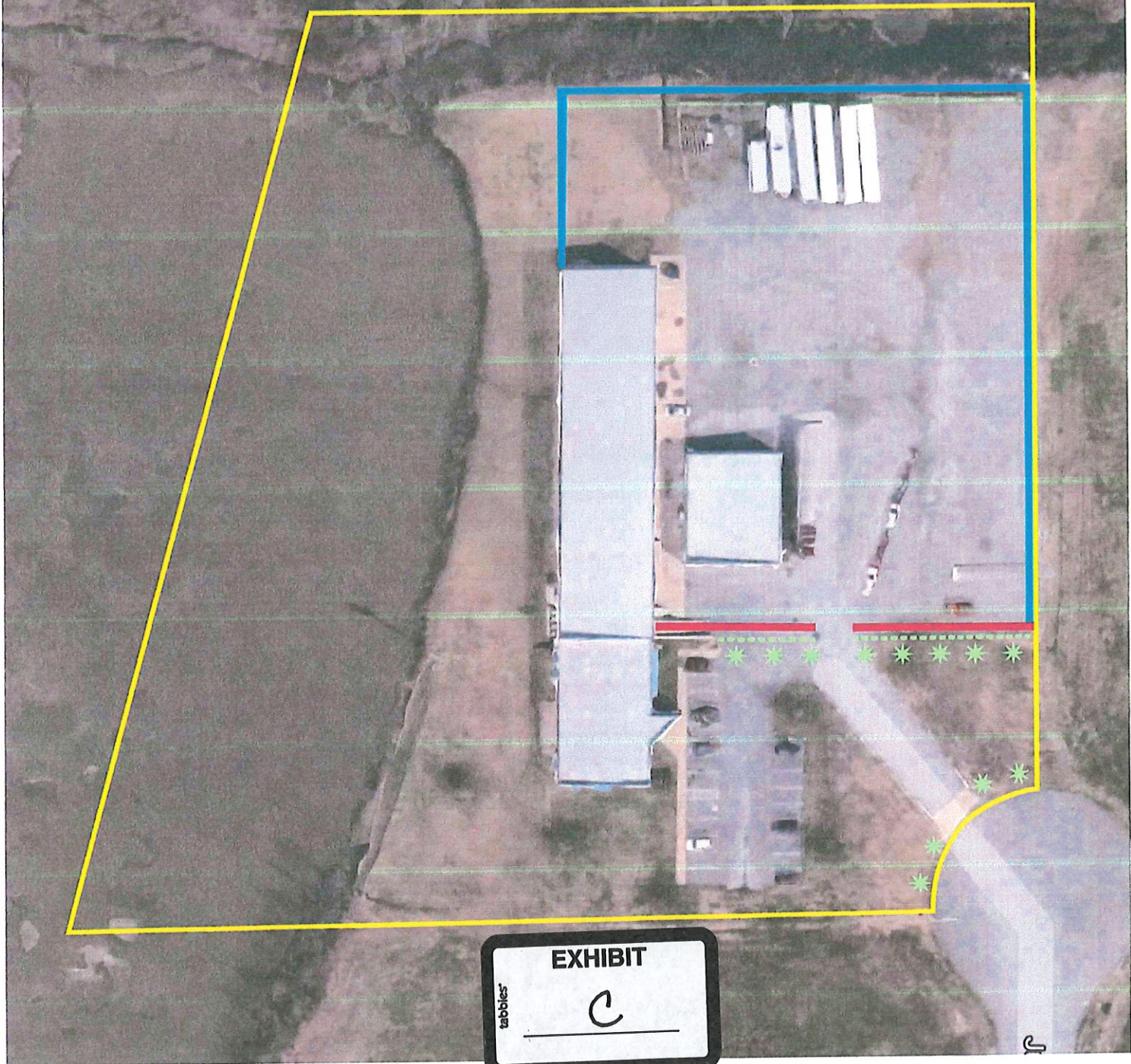


Date: 9/26/2017

Map is not to survey accuracy

701 Judi Lane, North Little Rock, AR

- = ground cover bushes
- * = 3" Caliper 6' tall trees (every 20')
- = 6' vinyl coated chain link fence with 3 strand barbed wire
- = 6' standard galvanized chain link fence with 3 strand barbed wire
- = property line



1 inch = 80 feet

0 40 80 160 feet

